

City Currents

COMMUNITY UPDATE FEB 7, 2014



City of
Campbell
River

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FOR THE RECORD

A recent letter to the editor grossly inflates costs for the inlaid granite stonework in the St. Ann's block upgrade project. The letter writer did not provide a source for this misinformation and alleged costs are between \$400,000 and \$500,000. In fact, the total value for all of the granite (495 square metres) used in the downtown upgrade cost \$109,030. This amount is approximately \$75,000 more than if standard concrete sidewalk panels had been used in place of the stone. Funding for this project was, in part, from the Federal Gas Tax (Community Works Fund), the City's gaming reserve, Parks Parcel Tax, and a frontage improvement contribution from Seymour Pacific. The granite feature was included in the design presented to the community – a design that intentionally creates a unique and attractive people place that will help support downtown businesses. Along with being an integral beautification aspect of the upgrade project, the granite provides a visual and tactile signal to pedestrians regarding intersections and crosswalks – enhancing both the appeal and safety of this area.

Find information about downtown revitalization and other projects on the City's website www.campbellriver.ca under Capital Improvement Projects.

Questions? Contact the Capital Projects team at: capitalprojects@campbellriver.ca.

THINKING OF INSTALLING A SECONDARY SUITE?

Before you set up a rental suite with separate cooking, sleeping and bathroom facilities inside your house or on your property, consider this:

There are size restrictions for a secondary suite.

- Secondary suites can be no larger than 90 square meters (approximately 970 square feet)
- Secondary suites can be no larger than 40% of the main house
- Secondary suites can have a maximum of two bedrooms

Do you have enough room for required parking spaces?

In addition to the two spaces required for the main house, one more parking space must be provided for a secondary suite.

Are you in the correct zone for a secondary suite?

Only certain zones in the City permit secondary suites. If your property is not located in a zone that permits secondary suites, you will need approval from the City to change it.

Do you have a building permit?

Apply at the City for a building permit to ensure that a secondary suite is constructed to meet health and safety requirements of the BC Building Code.

Does your site require a development permit due to steep slopes, streams or eagle trees?

Check the City's Official Community Plan on the website, or visit us at City Hall to find out.

If a secondary suite was constructed without a permit, now what?

To make an existing secondary suite legal, the property must be zoned appropriately and a building permit issued. The zone makes the secondary suite a permitted use, and the building permit ensures the suite meets the minimum safety standards for secondary suites as required by the 2012 BC Building Code.

Protect your interests: Not having a building permit, or correct zoning for a secondary suite may have unexpected implications for home insurance.

QUESTIONS? The Land Use Services Department can help you through this process. Please contact us at 250-296-5726 or visit us at City Hall.

